

HISTORIC LANDMARKS COMMISSION

January 12, 2017



**THE REGULAR MEETING WILL BE HELD AT 9:00 A.M. IN
CITY COUNCIL CHAMBERS
CITY HALL BUILDING**

**NOTE: IF YOU CANNOT ATTEND THIS MEETING, PLEASE CALL
THE DEPARTMENT OF PLANNING
BY 12:00 NOON, WEDNESDAY, January 11, 2017
514-4060**

**RANDY HICKS
CHAIRMAN**

**PREPARED BY THE CITY OF SUFFOLK
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

DIVISION OF PLANNING

AGENDA
Historic Landmarks Commission Meeting
Thursday, January 12, 2017
9:00 a.m.

- I. Call to Order: Chairman
- II. Roll Call
- III. Approval of the Minutes
- IV. New Business
 - 1. **REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC-2016-00027**, submitted by Charles Parr, property owner, for the replacement of the current metal shingle roof with architectural shingles on property located at 514 West Washington Street, Zoning Map 34G17, Block (2)A, Parcel 1*2. The affected area is further identified as being located in the Suffolk Voting Borough, zoned CBD, Central Business District and HC, Historic Conservation Overlay District.
- V. Staff Reports
 - A. Enforcement Update
 - B. Administrative Approvals
- VI. Adjournment



MINUTES
HISTORIC LANDMARKS COMMISSION

December 8, 2016

9:00 A.M.

The regular meeting of the Historic Landmarks Commission was held on Thursday, December 8, 2016, 9:00 a.m., in the Council Chambers of the City Hall, 442 W. Washington Street, Suffolk, Virginia, with the following persons present:

MEMBERS PRESENT:

Randy Hicks
Susan Coley
John Faircloth
Oliver Hobbs
Merritt Draper
Edward King
Vivian Turner
Mary Austin Darden

STAFF:

David Hainley, Director of Planning & Com. Dev.
Claire Jones, Comprehensive Planning Manager
Karla Williams, Associate City Attorney
Kevin Wyne, Principal Planner
Amy Thurston, Planner I

MEMBERS ABSENT:

Walter Boyette

The meeting was called to order by Chairman Hicks. The roll was called by Ms. Jones and the Chairman was informed that a quorum was present. The minutes of the previous meeting were approved as presented.

REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC2016-00025, submitted by Howard and Arlene Benton, applicants and property owners, for the replacement of a standing seam metal roof and the demolition of two separate chimneys on property located at 117 Wellons Street, Zoning Map 34G17, Block (A), Parcel 237. The affected area is further identified as being located in the Suffolk Voting Borough, zoned RM, Residential Medium Density and HC (Historic Conservation Overlay District).

The first item of business was introduced by the Chairman, followed by a staff report by Kevin Wyne, Principal Planner. Mr. Wyne stated the property is located in the West End District (2004) of the City's Historic Conservation Overlay District. The subject property is located at 117 Wellons Street and currently serves as a duplex. The property is zoned RM, Residential Medium Density, and is located in close proximity to a variety of uses and districts including the Central Business District which is located just to the north of the property. The applicant proposes to remove two (2) chimneys and replace the metal shingle roof (over the main portion of the structure) with a standing seam metal roof that will match the existing in color. The applicant has provided staff with a contractor's statement from a brick mason who notes that his opinion is that the chimney is beyond repair and recommends replacement. The chimney features a tall H style chimney cowl made of metal and typical of the early 20th century. The slender profile of the chimney is also typical of the late Victorian and Edwardian periods. Mr. Wyne stated that all nine of the contributing homes on the block of Wellons have a chimney visible from the public street. It is important to stress that approval with the staff recommended conditions would permit the replacement of the roof and the removal of the rear chimney. The conditions require that the front chimney be rebuilt to its original form.

Mr. Wyne stated that the removal of the rear chimney that is not visible from Wellons or Jackson Streets is in line with what is permissible within the district, as it is considered a minor deletion to the structure which will not substantially change the architectural character of the structure, noted in Section 31-413(g)(5)(B), UDO.

The Historic District Guidelines specifically state that historic roof elements such as chimneys and roof ornamentation that contribute to the style and character of the building shall be retained. Removal of visible portions of a chimney would conflict with this section as well as with the Secretary of Interior's Standards which specifically state that roof elements, such as chimneys, shall be replaced in-kind if they are deemed to be unrepairable. After evaluation, staff believes that the criteria of the Historic District Design Guidelines can be met based on the above findings-of-fact and the conditions outlined below. Therefore based on the above findings-of-fact, staff recommended approval of HC2016-25 with the conditions noted below:

1. Replacement of the existing metal shingle roof with a standing seam metal roof of matching color.
2. Removal of the rear chimney.
3. Repair of the front chimney visible from the public right-of-way. If the chimney cannot be repaired, it shall be replaced utilizing in kind materials and details to reproduce the original feature. The existing chimney cowl shall be retained and reused if replacement of the chimney is necessary.
4. No additional exterior improvements shall be permitted without the issuance of a Certificate of Appropriateness.
5. All required permits shall be obtained from the City of Suffolk.

The public hearing was opened and speaking in favor of the application was Henry Chaney, RML Roofing contractor. Mr. Chaney stated that the biggest problem with the chimney is that it has been painted red just like the metal roof. Mr. Chaney stated that to try to get any kind of masonry material to bond on a permanent basis on the chimney is almost impossible. Mr. Chaney stated that there are leaks and the deterioration of the bricks is beyond repair. Mr. Chaney stated that he hoped that the Commission reconsiders their request to remove both chimneys.

Also speaking in favor was Howard Benton, property owner. Mr. Benton stated that he has owned the house since 1986 and will continue to own it. Mr. Benton stated that the plan is to put a standing seam metal roof with icebreakers on it. Mr. Benton restated his desire to remove the front chimney and put up a new roof and asked the Commission for favorable consideration of the application.

There being no more speakers in favor or opposition, the public hearing was closed.

Discussion by the Commission focused on the removal of the front chimney and the staff's recommendation to repair or replace it. The Commissioners agreed that the removal of the chimney would have a minor impact on the appearance of the structure. The Commission also discussed additional language to specify that the replacement roof match the style and color of the porch roof.

Commissioner Faircloth made a motion to approve staff's recommendation with removal of both chimneys. The motion was seconded by Commissioner King and approved by a recorded vote of 7-1.

REQUEST FOR CERTIFICATE OF APPROPRIATENESS, HC-2016-00026, submitted by Thomas Dawson of Mid-Atlantic Coatings, Inc., agent, and Philip Ford, trustee, on behalf of Glebe Episcopal Church, property owner, for the replacement of the current Norfolk Tile (concrete) and cedar shake roof with a Buckingham Slate roofing system and replacement of water damaged and mismatched cornices, frieze, moldings and soffits with like-kind wood on property located at 4400 Nansemond Parkway. The property is further identified as Zoning Map 20, Parcel 5, Cypress Voting Borough, zoned RLM, Residential Low-Medium Density, and HC, Historic Conservation Overlay District.

The next item of business was introduced by the Chairman, followed by a staff report Amy Thurston, Planner I. Ms. Thurston stated that the property located at 4400 Nansemond Pkwy, is part of the Suffolk Historic Conversation Overlay District, although it is not located in downtown, it is individually recorded as part of the district. Ms. Thurston stated the Glebe Episcopal Church, originally known as Bennett's Creek Church, is a rectangular colonial brick building constructed circa 1737-1738 and rebuilt in 1856, based on the National Register of Historic Places Nomination Form. The property was listed on the Virginia Landmarks Register in 1972 and the National Register of Historic Places in 1973. The structure is noted for its 19th century gable roof with wooden pedimented gable ends and its fine colonial brickwork.

Ms. Thurston stated that the applicant provided samples of the requested Buckingham slate tile for the Commission to examine. She noted that the smaller tile sample is 100 years old

and recently removed from a building and shows that it is a durable, long-lasting material. The second tile is new Buckingham slate. The existing Norfolk Tile and cedar shake roof was installed between 1890 and 1920. The tin roof on the sacristy was installed about 20 years ago. The existing roof has far exceeded its lifetime and is in need of replacement. The existing cornices, frieze, moldings and soffits have suffered water damage and contain chipping lead paint; they are also in need of replacement.

Ms. Thurston stated that the applicant has provided 5 contractors statements which support the replacement of the roof and cornice elements. Ms. Thurston stated that the applicant proposed to remove Norfolk and cedar shake roof on main sanctuary, asphalt shingles on covered crossover, and red tin roof over sacristy and replace with Buckingham Blue-Black Slate tiles (approximately 9" x 18") and also remove damaged and mismatched cornices/moldings and replace with like-kind wood to be painted white. Ms. Thurston stated that changes to historic buildings should be appropriately designed to be compatible with the architecture and overall character of the historic district which the applicant's proposal will achieve. Ms. Thurston stated that after evaluation, staff believes that the criteria of the Historic District Design Guidelines can be met based on the above findings-of-fact and the conditions outlined below. Therefore, staff recommended approval of HC-2016-26 with the conditions noted below:

1. Replace the deteriorated roof on the main sanctuary, sacristy, and covered crossover with 9" x 18" (approximate) Buckingham Blue-Black Slate Tiles.

2. Replace damaged and mismatched cornices, frieze, moldings and soffits with like-kind wood that is consistent throughout all faces of the building.
3. Paint all wood elements with PPG, Super Premium Exterior Paint, Manor Hall Timeless Exterior Satin or Semi-Gloss, Color White.
4. Any additional improvements shall require a Certificate of Appropriateness.
5. All required permits shall be obtained from the City of Suffolk.

The public hearing was opened and speaking in favor of the application was Tom Dawson, parishioner of Glebe Episcopal Church. Mr. Dawson stated that the congregation has been struggling to keep up the historical significance with exterior structure of the church and described the troubles arising from the leaking roof, the materials used on the roof and previous repairs that were done. He noted that the current roof cannot be repaired and must be replaced and that the Buckingham slate is appropriate material for the building.

Also, speaking in favor of the application was Phillip Ward, Trustee of Glebe Church. Mr. Ward provided background information on the characteristics of the church. Mr. Ward stated that over the years many tiles have been replaced and other work has been done. Mr. Ward stated that the best thing to do is to replace the whole roof.

There being no more speakers in favor or in opposition, the public hearing was closed.

The Commission discussed the historic importance of the Glebe Church and its unique value to Suffolk. They further noted that the repairs and materials proposed are appropriate to the structure and that the church is acting in good faith to maintain the building.

A motion was made by Commissioner Draper to approve staff's recommendation. The motion was seconded by Commissioner Faircloth and approved by a recorded vote of 8-0.

New Business: Enforcement Update

Donald Bennett, (Planning & Community Development) reported on the following properties:

342 N. Main Street – fined \$150.00 for property maintenance code violation

220 Pinner Street – fined \$1,250.00 for property maintenance code violation

222 Pinner Street – fined \$600.00 for property maintenance code violation

123 N. Main Street – fined \$100.00 for property maintenance code violation

118 Pender Street – court case continued until January 5, 2017

New Business: Zoning Update

Frederick Sample, (Planning & Community Development) reported on the following properties:

181 N. Main Street – Property in litigation, case continued until January 5, 2017

216 Bank Street – New NOV posted, awaiting Property owner

302 Bank Street – New re-inspection entered on the property

There being no further business, the meeting was adjourned at 9:50 a.m.

HISTORIC LANDMARKS COMMISSION



December 8, 2016

Motion:
To Approve
Staff's Recommendation

1st: Faircloth

2nd: King

Motion:
To Approve
Staff's Recommendation

1st: Draper

2nd: Faircloth

COMMISSIONERS	ATTENDANCE		HC-2016-00025		HC-2016-00026	
			VOTE: 7 - 1		VOTE: 8 - 0	
	PRESENT	ABSENT	YES	NO	YES	NO
Boyette, Walter, <i>Vice-Chairman</i>		X				
Coley, Susan M.	X			X	X	
Austin-Darden, Mary	X		X		X	
Draper, Merritt	X		X		X	
Faircloth, John	X		X		X	
Hicks, Randy, <i>Chairman</i>	X		X		X	
Hobbs, Oliver	X		X		X	
King, Edward L.	X		X		X	
Turner, Vivian	X		X		X	



CITY OF SUFFOLK

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DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

To: Historic Landmarks Commission

From: Amy Thurston, Planner I

Date: January 12, 2017

Subject: **REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC-2016-00027**, submitted by Charles Parr, property owner, for the replacement of the current metal shingle roof with architectural shingles on property located at 514 West Washington Street, Zoning Map 34G17, Block (2)A, Parcel 1*2. The affected area is further identified as being located in the Suffolk Voting Borough, zoned CBD, Central Business District and HC, Historic Conservation Overlay District.

STAFF REPORT

Background

The subject property is located in the West End Historic District, within the Suffolk Historic Conservation Overlay District. The National Register of Historic Places Registration Form states that the roof materials historically used in the West End District include metal, tin, asphalt and slate. Based on the National Register of Historic Places Continuation Sheet, the subject property is a contributing structure constructed circa 1885-1900 in Queen Anne architecture. The structure is noted as having a gable cross metal shingle roof.

A Certificate of Appropriateness (COA) was approved on April 8, 2010 for the purpose of replacing the existing main metal shingle roof with 30-year architectural-grade shingles (in black or charcoal gray). This work did not commence within six months of the date of approval; therefore, the 2010 COA has expired and a new COA must be granted for this scope of work (Ch. 2, Section E of the Historic Guidelines).

Photos of the existing roof conditions are attached to this report.

Public Notice

This request has been duly advertised in accordance with the public notice requirements set forth in Section 15.2-2204 of the Code of Virginia, as amended, and with the applicable provisions of the Unified Development Ordinance. A copy of this staff report was provided to the applicant prior to the meeting.

Proposed Action

The applicant requests to replace the existing main roof, which is comprised of red metal shingles, with GAF Timberline Natural Shadow 33-square foot Charcoal Laminated Architectural Roof Shingles. No modifications are proposed for the existing silver tin roof over the front porch.

Contractor Statement

The applicant has submitted a letter (dated November 8, 2016) from Mr. James H. Durden, Jr., owner/operator of Durden Construction, stating that the existing roof materials are beyond repair. Mr. Durden recommends replacement of the wood sheathing of the upper roof and new architectural asphalt shingles throughout. (This contractor statement satisfies the requirements of Chapter 5, Section I.9 Condition Statement in the Historic Guidelines.)

Surrounding Characteristics

The subject property is located on West Washington Street, between the blocks of North Broad Street and Brewer Avenue. The subject property is located across the street from the West End Baptist Church and the Port Alliance Federal Credit Union. Below, please find a list of adjacent and nearby structures, some of which are contributing to the Historic Conservation Overlay District. The records for historic materials were obtained from the Nation Register of Historic Places Continuation Sheet. Overall, the surrounding area in which the property is located contains a combination of metal standing seam roofing and architectural shingles.

501 West Washington Street- Contributing West End Baptist Church constructed circa 1938 in Colonial Revival architecture. The original roofing material for the main roof was not recorded.

509 West Washington Street- Contributing funeral home constructed between 1915 and 1930 in Colonial Revival architecture. This structure is noted as having a hipped roof with asphalt shingles.

512 West Washington Street- Contributing single-family dwelling constructed between 1890 and 1905 in Queen Anne architecture. This structure is noted as having a hipped roof with metal shingles which are still in place today.

513 West Washington Street- Non-contributing parking lot for the funeral home located at 509 West Washington Street.

518 West Washington Street- Contributing single-family dwelling constructed between 1880 and 1890 in Italianate architecture. This structure is noted as having a hipped roof with metal standing seam roofing which is still in place today.

519 West Washington Street- Non-contributing commercial building constructed circa 1960. No original roofing material was listed.

20 West Washington Street- Contributing single-family dwelling constructed between 1880 and 1895 in Italianate architecture. This structure is noted as having a hipped roof with metal standing seam roofing which is still in place today.

521 West Washington Street- Contributing single-family dwelling constructed between 1880 and 1895 in Colonial Revival architecture. This structure is noted as having a hipped roof with asphalt shingles.

101 Brewer Ave- Contributing single-family dwelling constructed circa 1900 in Queen Anne architecture. This structure is noted as having a hipped roof with asphalt shingles.

103 Brewer Ave- Contributing single-family dwelling constructed circa 1930 in Bungalow/Craftsman architecture. This structure is noted as having a gable roof with asphalt shingles.

105 Brewer Ave- Contributing single-family dwelling constructed circa 1900 in Queen Anne architecture. This structure is noted as having a hipped roof with asphalt shingles.

Site Modifications

The applicant does not propose any site modifications as part of this application.

Applicable Regulations and Analysis

A. Unified Development Ordinance

1. Section 31-413(a)(3) Purpose and Intent. The district is designed to protect designated landmarks and other historic or architectural features and their surroundings within a reasonable distance from destruction, damages, defacement and obviously incongruous development or uses of land. It is also designed to ensure that buildings, structures or signs shall be erected, reconstructed, altered or restored so as to be architecturally compatible with the historic landmark buildings or structures within the district.
2. Section 31-413(f)(1), Certificate of Appropriateness: Where exterior appearance of any structure as viewed from any street or public way is involved, the Zoning Administrator shall issue no permit for erection, alteration, or improvement unless and until a Certificate of Appropriateness has been issued.

3. Section 31-413(g)(2), General Considerations.

- B. The appropriateness of the general design geometry and proportions, structural arrangement, building materials, texture and color of the proposed building, structure or appurtenant element in relation to such factors as the compatibility with similar features of buildings or structures within the area circumscribed by the subject overlay district(s).
- D. The extent to which the building, structure or appurtenant element will be harmonious with or architecturally incompatible with the historic buildings within the subject overlay district(s).
- E. The compatibility of planned improvements and renovations with the architectural and historic quality, character, and scale of the historic buildings in the City of Suffolk.

4. Section 31-413(g)(7), Approval of Major Action by the HLC.

- (v) Any alteration to exterior building materials or color of materials.

B. Suffolk Historic District Design Guidelines

1. Chapter 1, Section E, Categories of Significance within the Historic Conservation Overlay District, Contributing Structures: Historic or non-historic structures contribute to the overall historic character of the historic district through the compatibility of their design, character, scale, material and detailing. They are not, however, significant enough to be designated as landmarks.
2. Chapter 1, Section F, Goals within the Historic Conservation Overlay District, Continued Use of Historic Buildings: It is a goal of the Historic Conservation Overlay District to continue the use of historic buildings as originally intended. Such continued use is essential to the revitalization of the overall historic district and the preservation of the buildings. To this end, rehabilitation and preservation efforts are vital to accomplishing this goal by maintaining the appearance, dignity and integrity of the historic structures.
3. Chapter 1, Section F, Goals within the Historic Conservation Overlay District, Rehabilitation of Deteriorating Historic Structures: The deterioration of historic buildings has become a major problem within the historic district. Rehabilitation efforts are essential in order to prevent the historic qualities of downtown and revitalization of the district. Routine maintenance, painting, and roof repairs are critical to preventing the deterioration and eventual loss of historic structures. Improvements such as installation of insulation, upgrading of electrical and mechanical systems, replacement of deteriorated features, and site improvements are also essential if these historic buildings are to ensure the revelation and preservation of the entire downtown area.
4. Chapter 1, Section F, Goals within the Historic Conservation Overlay District, Appropriate Design of Additions and Alterations for Buildings: Changes to historic buildings should be appropriately designed to be compatible with the architecture and overall character of the historic district. Additions and alterations to buildings require careful design in order to preserve and strengthen the character of the district. To this end, repair and maintenance activity involving exterior materials, finishes, windows,

doors, awnings, signage, fencing and landscaping should be carefully planned to avoid negatively affecting the district's overall character.

5. Chapter 2, Section E, Certificate of Appropriateness: A Certificate of Appropriateness is similar to a building permit in that it is required whenever the exterior appearance of any structure in the Historic Conversation Overlay District, as viewed from any street or public way, is erected, altered, or improved. A Certificate of Appropriateness may be issued once it is determined that an application for changes to an historic property is compatible with the character of the local historic district. Any proposed action for which a Certificate of Appropriateness has been issued must commence within six months. If work has not commenced on the project within the six-month time period, an extension must be granted by the Historic Landmarks Commission or the Planning Director or his/her designee before work can commence.
6. Chapter 2, Section O, Maintenance and Repair Required: Pursuant to Article 4, Section 31-413(m) of the UDO, Historic Landmarks Commission, or on appeal, the City Council, shall ensure that all buildings and structures in the Historic Conversation Overlay District are preserved against decay and deterioration and maintained free from structural defects which result in the irreparable deterioration of any exterior appurtenance or architectural feature or produce a detrimental effect upon the character of Historic Conversation Overlay District or upon the life and character of the structure itself. Examples include, but are not limited to:
 - The deterioration of exterior walls or other vertical supports;
 - The deterioration of roofs or other horizontal members;
 - The deterioration of exterior chimneys;
 - The deterioration or crumbling of exterior walls, roofs, and foundations, including broken windows and doors;
 - The peeling of paint, rotting, holes and other forms of decay;
 - The lack of maintenance to the surrounding environment; and
 - The deterioration of any feature so as to create or permit the creation of any hazardous of unsafe condition(s).
7. Chapter 4, Section G.2 Guidelines for Architectural Metals:
 - Metal is the preferred material for roofs in areas where metal roofs are prevalent.
8. Chapter 5, Section I Roofs: The roof is one of the most important elements of a structure since it serves as its "cover" from the elements. As a consequence, roof maintenance is absolutely critical for ensuring the preservation of the rest of the structure.
9. Chapter 5, Section I.1 Designs: Roof designs vary considerably within the Historic Conservation Overlay District and are one of the key character-defining elements of the style of the house. The type of roof covering is also important in defining the character, formality, structure, and texture of the house and the street. Consequently, historic roofing materials should be preserved and maintained.

10. Chapter 5, Section I.4 Preserve Historic Roof Materials: When replacing a roof, match original materials as closely as possible. Avoid, for example, replacing a standing seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.
11. Chapter 5, Section I.7 Roofing Materials for Replacement Roofs: Traditional roofing material such as standing seam metal are preferred over asphalt shingles but are not required.
12. Chapter 5, Section I.8 Policy Statement on Roof Replacement: When the original roofing material has already been replaced with asphalt shingles and re-roofing becomes necessary, then, at a minimum, the roofing materials shall be upgraded to an architectural-grade shingle.
13. Chapter 5, Section I.9 Condition Statement: A signed statement, with exhibits, from a licensed general contractor stating the condition of the existing roof, ability to be repaired, need for replacement, proposed corrective measures, and options for replacement is required as supporting documentation for any application for a Certificate of Appropriateness.

C. Secretary of the Interior Standards (Appendix A of the Historic Guidelines)

1. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
2. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
3. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
4. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
5. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Staff Analysis

The applicant has provided a contractor statement indicating that the existing roof materials are in need of replacement, consistent with Section I.9, Chapter 5 of the Historic District Design Guidelines. The existing metal shingles used at the property are not produced today; therefore, the applicant is unable to replace the existing material with like-kind metal shingles.

Staff finds that the proposed architectural-grade shingles satisfy the minimum requirements for replacement roof materials as stated in Chapter 5, Section I.8: when re-roofing becomes necessary, then, at a minimum, the roofing materials shall be upgraded to an architectural-grade shingle.

Staff finds that the proposed materials are consistent with the roofing materials used by neighboring properties located on West Washington Street and Brewer Avenue. Homes of a similar period (constructed between the late 1800's and early 1900's) in the West End District have also replaced their existing metal roofing with architectural-grade shingles. Therefore, the proposed change in roofing materials at the subject property will not negatively affect the overall character of the Historic District.

In addition, staff finds that the replacement of the deteriorated roof is necessary in order to preserve the integrity of the historic structure as a whole and allow for continued use of the dwelling, which are specific goals listed in Chapter 1, Section F of the Historic Design Guidelines.

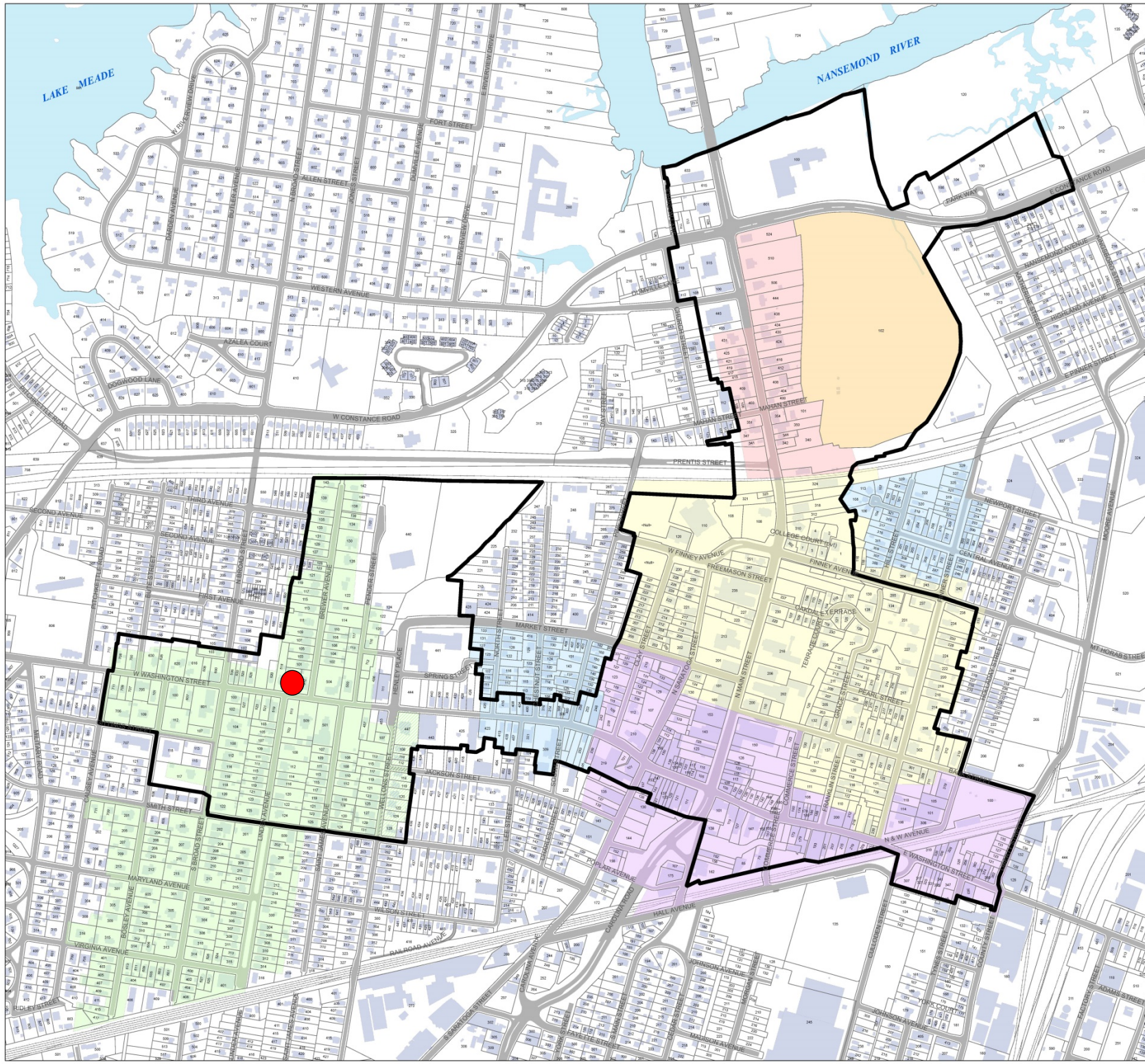
Summary and Recommendations

Based on the above findings-of-fact, staff recommends **approval** of this application, HC2016-27, with the conditions noted below:

1. The main roof will be replaced with GAF Timberline Natural Shadow 33-square foot Charcoal Laminated Architectural Roof Shingles.
2. Any additional improvements shall require a Certificate of Appropriateness.
3. All required permits shall be obtained from the City of Suffolk.

Attachments

cc: Charles Parr, property owner



Suffolk Historic & Cultural Overlay District & National Register Historic Districts

HC2016-27

LEGEND

Suffolk Historic & Cultural Conservation Overlay

NATIONAL REGISTER HISTORIC DISTRICTS

- Original Suffolk District (1987)
- North Main Street Extension District (1998)
- East Washington Street District (2002)
- West End District (2004)
- West End District Expansion (2004)
- Suffolk District Expansion (2004)
- Cedar Hill Cemetery (2006)

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The City of Suffolk assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Precise and Zoning information has been developed to provide a graphic representation of the West End District Property Tax Maps. The boundaries of any parcel may have been adjusted to provide a more visually pleasing presentation. User should refer to instrument of transfer (deed or plat) for legal boundary location and perimeter or area measurements.

Aerial Photography captured March 1999. A limited area of the City was re-aired in March of 2001. The most up-to-date photography available was used to capture planimetric information.



1: 2,400
1 inch = 200 feet



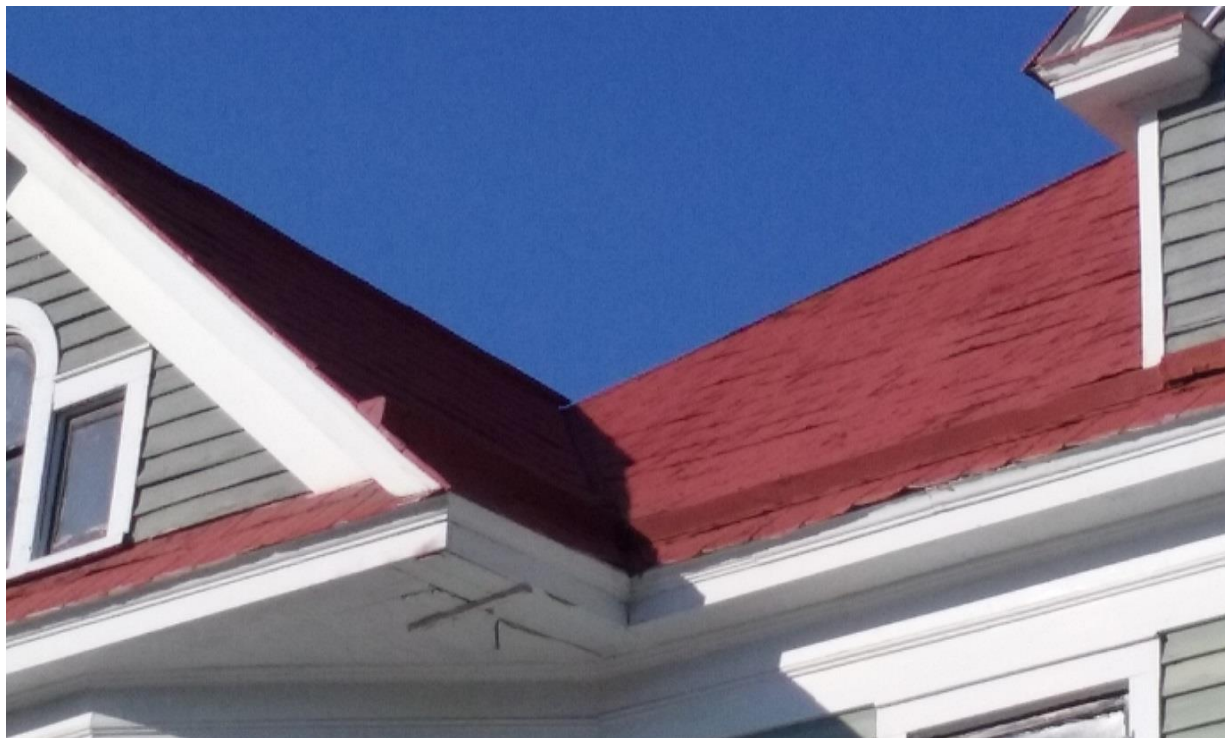
HC-2016-00027, 514 West Washington Street, Roof Replacement



HC-2016-00027, 514 West Washington Street, Roof Replacement



HC-2016-00027, 514 West Washington Street, Roof Replacement



HC-2016-00027, 514 West Washington Street, Roof Replacement

Neighboring properties:

1. 512 West Washington Street (corner of West Washington and Brewer Avenue, adjacent and to the right of the subject property; roof material: metal shingles)



HC-2016-00027, 514 West Washington Street, Roof Replacement

2. 101 Brewer Avenue (roof material: architectural shingles)



HC-2016-00027, 514 West Washington Street, Roof Replacement

3. 103 Brewer Avenue and 105 Brewer Avenue (roof material: architectural singles)



HC-2016-00027, 514 West Washington Street, Roof Replacement

4. 518 West Washington Street (adjacent and to the left of the subject property; roof material: standing seam metal roof)



5. 520 West Washington Street (two houses to the left of the subject property; roofing material: standing seam metal roof)



HC-2016-00027, 514 West Washington Street, Roof Replacement

6. 519 West Washington Street and 521 West Washington Street (across from the subject property; roofing material on 519: flat roof; roofing material on 521: architectural shingles on main structure and standing seam roofing in the rear)



7. 509 West Washington Street (directly across from subject property; roofing material: architectural shingles).



HC-2016-00027, 514 West Washington Street, Roof Replacement

8. 501 West Washington Street (across and to the left of the subject property; roof material: architectural shingles)



Property Maintenance Code Enforcement Update

January 2017

[illegible]

Zoning

General District Court Docket

January 2017

<i>PROPERTY OWNER(s)</i>	<i>LOCATION</i>	<i>VIOLATION(s)</i>	<i>JUDGEMENT</i>	<i>INSPECTOR</i>
Suffolk Tower Holdings LLC	181 N Main St	Zoning - replacing windows, no COA	Continued 3/2/2017	Ricky
Nansemond Wharf Southside Properties	216 Bank St	Zoning - Missing features, no COA	Refer to Court 3/2/17	Ricky
Lakeisha Bradley	302 Bank St	Zoning - Replacing porch decking, no COA	Reinspect 1/10/17	Ricky



HISTORIC CONSERVATION OVERLAY DISTRICT GENERAL CERTIFICATE OF APPROPRIATENESS

Application Number: HC2016-00029AD

THIS CERTIFICATE MUST BE POSTED IN A VISIBLE LOCATION ON THE PREMISES

This is to certify that the proposed sign located at the following location has met the requirements of Section 31-413(f)(1) of the Unified Development Ordinance:

Property Address: 215 Market Street

Property Owner: Michael Eberhardt and Benjamin Eberhardt

Property Owner's Address: 215 Market Street

Property Zoning Map Identification: 34G18(A)*348

Property Zoning: CBD, Central Business District and HC, Historic Conservation Overlay

The following actions/conditions are approved:

1. Installation of one new wooden wall mounted sign, approximately 20 square feet in area, as shown in the attached exhibit. (The existing light fixture will be relocated to the left, so as to make room for the new sign.)
2. The sign will utilize the following colors: Outside White (CW712), Tucker Pale Gray (CW805), and Mopboard Black (CW123), or equivalent, from the approved Williamsburg Color Collection.
3. The sign may not be illuminated. Any existing signage must be removed prior to installation of this sign.

THIS CERTIFICATE IS VALID FOR SIX (6) MONTHS. THE APPROVED ACTION(S) MUST COMMENCE WITHIN SIX (6) MONTHS, OTHERWISE A REQUEST FOR AN EXTENSION MUST BE GRANTED BY THE HISTORIC LANDMARKS COMMISSION OR THE ADMINISTRATOR BEFORE SUCH ACTION CAN COMMENCE.

Signed: Donna Coleman
(Zoning Administrator)

Signed: Clair
(HLC Secretary)

Date: 12-1-16

Date: 12/1/16